



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, June 15, 2021**

The Zoning & Platting Commission convened in a meeting on Tuesday, June 15, 2021  
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:05 p.m.

**Commission Members in Attendance:**

Cesar Acosta  
Nadia Barrera-Ramirez – Chair  
Timothy Bray  
Ann Denkler – Parliamentarian  
Betsy Greenberg  
David King  
Jolene Kiolbassa – Vice-Chair  
Ellen Ray  
Hank Smith  
Carrie Thompson  
Roy Woody

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

## **A. APPROVAL OF MINUTES**

1. Approval of minutes from June 1, 2021.

Motion by Commissioner King, seconded by Commissioner Smith to approve minutes from June 1, 2021 was approved on the consent agenda on a vote of 11-0.

## **B. PUBLIC HEARINGS**

- 1. Rezoning:** [C14-2021-0089 - Drew Lane Residential; District 5](#)  
Location: 2414 Drew Lane, Slaughter Creek Watershed  
Owner/Applicant: Walton Homes, LLC (Brenda Walton)  
Agent: Thrower Design, LLC (Victoria Haase)  
Request: DR to SF-3  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department

Motion by Commissioner King, seconded by Commissioner Smith to grant Neighborhood's request for postponement of this item to July 20, 2021 was approved on the consent agenda on a vote of 11-0.

- 2. Rezoning:** [C14-2021-0003 - Sun Auto; District 6](#)  
Location: 2610-½ South Lakeline Boulevard, Buttercup Creek Watershed  
Owner/Applicant: Ozone Technology Inc. (Thomas J. Wolf, Jr.)  
Agent: Pohl Partners (Jennie Braasch)  
Request: LR to GR  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa to approve reconsideration of closing the public hearing, and approve postponing the public hearing and action on this item to August 3, 2021. Reconsideration and motion was approved on a vote of 10-0. Commissioner Thompson abstained.

- 3. Rezoning:** [C14-2020-0146 - 11705 Research Blvd Zoning; District 6](#)  
Location: 11705 Research Boulevard, Walnut Creek Watershed  
Owner/Applicant: 3M Company  
Agent: Drenner Group, PC (Amanda Swor)  
Request: LI-CO to LI  
Staff Rec.: **Recommendation of LI-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Motion by Commissioner King, seconded by Commissioner Smith to grant Staff's request for postponement of this item to July 6, 2021 was approved on the consent agenda on a vote of 11-0.

4. **Rezoning:** [C14-2021-0054 - 11700 North IH-35 SB; District 7](#)  
Location: 11700 North Interstate Highway-35 Service Road SB, Walnut Creek Watershed  
Owner/Applicant: SQ Development LLC (Dalia and Tony Ballard)  
Agent: Tony's Jamaican Food, LLC (Kimberly Scott)  
Request: LO to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner King, seconded by Commissioner Smith to grant Staff's recommendation of GR-CO, combining district zoning, with additional conditions, for C14-2021-0054 - 11700 North IH-35 SB located at 11700 North Interstate Highway-35 Service Road SB was approved on the consent agenda on a vote of 11-0.

Additional Conditions:

Alternative financial services  
Drop off recycling  
Exterminating services  
Hotel-Motel  
Off-site accessory parking  
Outdoor entertainment  
Pedicab storage and dispatch  
Pet services  
Printing and publishing  
Restaurant (general)  
Drive Through Uses

5. **Rezoning:** [C14-2021-0032 - Shelton Road; District 1 and District 3](#)  
Location: 6610 Shelton Road, Boggy Creek Watershed  
Owner/Applicant: City of Austin, Housing and Planning Department (Jerry Rusthoven)  
Agent: City of Austin, Housing and Planning Department (Heather Chaffin)  
Request: SF-2 to P  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Motion by Commissioner King, seconded by Commissioner Smith to grant Staff's recommendation of P district zoning for C14-2021-0032 - Shelton Road located at 6610 Shelton Road was approved on the consent agenda on a vote of 11-0.

6. **Resubdivision:** [C8J-2018-0195.0A - Resubdivision of Lot 10, Charro Estates](#)  
Location: Caballo Rd and Privada Dr. (Parcel R25054), Cedar Creek Watershed  
Owner/Applicant: Maria F. Martinez  
Agent: FNFCADD Services (Fred Fuentes)  
Request: Approve resubdividing an existing lot into a two lot subdivision on 2.17 acres.  
Staff Rec.: **Recommended**

Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Motion by Commissioner King, seconded by Commissioner Smith to grant Staff's recommendation for C8J-2018-0195.0A - Resubdivision of Lot 10, Charro Estates located at Caballo Rd and Privada Dr. (Parcel R25054) was approved on the consent agenda on a vote of 11-0.

### **C. ITEMS FROM THE COMMISSION**

1. Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. (Sponsors: Chair Barrera-Ramirez and Vice-Chair Kiolbassa)

Item disposed without action.

### **D. FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

Commissioners King and Bray – Speaker Registration

### **E. COMMITTEE REPORTS & WORKING GROUPS**

Codes and Ordinances Joint Committee  
(Chair Barrera-Ramirez, Vice-Chair Kiolbassa, Commissioner Denkler)

No report provided.

Comprehensive Plan Joint Committee  
(Commissioners: Acosta, Bray and Smith)

No report provided.

Small Area Planning Joint Committee  
(Commissioners: Acosta, King and Ray)

No report provided.

Onion Creek and Localized Flooding Working Group  
(Commissioners: King, Denkler and Smith)

No report provided.

### **ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

**Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, June 15, 2021 at 7:55 p.m.**